

INFORMATION SHEET FOR REZONING REQUESTS

Application # 216-24 DATE OF READING 12-6-16
REZONE FROM A-1 TO R-1 low density residential

PROPERTY OWNER Hugh Greeson

LOCATION OF PROPERTY 1054 Herrington Bend Rd

DESCRIPTION OF PROPERTY
0.75 ACRES

THIS REQUEST COMES TO THE BOARD OF COMMISSIONERS FROM
THE PLANNING COMMISSION WITH THEIR RECOMMENDATIONS FOR:

- Approval

STIPULATIONS:

VARIANCE APPLICATION #V16-14, TUAN DUC NGO

Chairman Rule read variance application #V16-14, Tuan Duc Ngo requesting a variance to reduce the required setback to property line for a stack house on a 25.16 acre tract located on Cash Road, Calhoun. Mr. Ngo, with his daughter to interpret, represented the request explaining that he needed a variance of 148.94 feet on one corner and 145.42 feet on the other corner from the county required 300 feet setback. This is the only portion of the property that is not in the flood zone. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V16-14 be approved as requested.

Jerry Lovelace made the motion to approve the variance as requested. Nathan Serritt seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z16-22 & #Z16-23, CHADWICK LANE KING

Chairman Rule read rezoning application #Z16-22 and #Z16-23, Chadwick Lane King, requesting to rezone at 441 Allen Loop, Calhoun. The property is approximately 4.90 acres with an existing house. Mr. King would like to subdivide the property and on application #Z16-22, rezone 1.25 acres and the existing house from A-1 to R-1 and on application #Z16-23, rezone 3.65 acres from A-1 to RA-1 to build a new home for his family. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning requests identified as Application #Z16-22 and #Z16-23 both be approved.

On rezoning request #Z16-22, Eddie Smith made the motion to approve the rezoning A-1 to R-1 on the 1.25 acre tract. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

On rezoning request #Z16-23, Eddie Smith made the motion to approve the rezoning A-1 to RA-1 on the 3.65 acre tract. Nathan Serritt seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

REZONING APPLICATION #Z16-24, HUGH GREESON

Chairman Rule read rezoning application #Z16-24, Hugh Greeson, requesting to rezone a .75 acre tract located on Herrington Bend Road, Calhoun from A-1 to R-1. Mr. Greeson and his son Mark Greeson represented the request explaining that he would like to subdivide this tract from his existing land to build a home for himself. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-24 be approved.

Nathan Serritt made the motion to approve the rezoning application identified as #Z16-24 from A-1 to R-1. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

VARIANCE APPLICATION #V16-15, JOHN F. LANE

Chairman Rule read variance application #V16-15, John F. Lane requesting a variance to increase the size of a metal structure on a 2.04 acre tract located at 553 Union Grove Church Road, Calhoun. Mr. Lane represented the request explaining that he needed a variance to increase the size of a metal structure from the maximum 500 square feet to 2000 square feet and needs a 1500 square foot variance. He also added that cost and the quality of the construction is the reason he wants the metal building rather than a stick-built construction. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the variance request identified as Application #V16-15 be approved as requested.

Jerry Lovelace made the motion to approve the variance as requested. Eddie Smith seconded the motion. All voted aye. The variance was granted. The thirty-(30) day appeal period was explained.

REZONING APPLICATION #Z16-25, FLIPPER McDANIEL

Chairman Rule read rezoning application #Z16-25, Flipper McDaniel, requesting to rezone a .686 acre tract located on 186/206 Columbus Drive, Calhoun from A-1 to CG. Mr. McDaniel represented the request explaining that he would like to rezone for future construction of a commercial building. All adjoining property owners had been notified.

Ursula Desrosier, Zoning Administrator for Gordon County, recommended that the rezoning request identified as Application #Z16-25 be approved.

Nathan Serritt made the motion to approve the rezoning application identified as #Z16-25 from A-1 to CG. Eddie Smith seconded the motion. All voted aye. The recommendation for approval was sent to the Board of Commissioners.

OLD BUSINESS

Ursula Desrosier spoke and stated that the only matter to still be discussed was the issue on Section 5.02.00 Accessory Uses and Structures and Section 5.02.01 Pre-engineered or pre-assembled metal structures. Randy Rule stated that since Butch Layson was not present that he thought it should be tabled until he was present with his input. Jerry Lovelace made the motion to table and discuss at the December 2016 meeting. Nathan Serritt seconded the motion. All voted aye.

**Cover Sheet
Proposal for Land Use Action**

Application Number: 216-24 Present Zoning: A-1 Proposed Zoning: R-1

Date of Planning Commission Meeting: November 14, 2016

Date of Board of Commissioners' Meeting: December 6, 2016

Applicant: Hugh Greeson

Property Owner: *(if different from applicant)* _____

Property Address: 1054 HERRINGTON BEND RD CALHOUN
30701

Said Property having a frontage of 150.25 feet and containing 0.75 acres.

Future Development Map Classification: Rural / Agricultural Reserve

Current Zoning Map Classification: A-1, Agricultural

Proposed Action: Subdivide property.

Reason for Proposed Action: To build a house for myself.

Directions to Property: Hwy 156 Turn Right Across From
New Zion Baptist Church & go to end of
Herrington Bend Rd on the left of Rd.

**Planning Staff Report
To the
Gordon County Planning Commission**

Rezoning Proposal

Date of Report: October 21, 2016

Application # Z16-24

Applicant and Property Owner: Hugh Greeson

Location of Property: 1054 Herrington Bend Rd., Calhoun GA 30701

Property Frontage: 150.25 Feet **Tract Size:** 0.72 acres

Proposed Action: Rezone from A-1 (Agricultural District) to R-1 (Low Density Residential).

Reason for Proposed Action: Subdividing property. Would like to build a house for myself.

Future Development Map Classification: Rural/Agricultural Reserve

Departmental Reviews

It shall be understood that the following Departmental Review requirements, if any, shall be satisfied by the Applicant in addition to all standard County zoning, building, and development codes prior to the issuance of any land disturbance permit, building permit and/or certificate of occupancy, as deemed applicable by the County building official relating to the subject proposal if said proposal is approved by the Gordon County governing authority.

- * *Environmental Health Services:* No issues with Environmental Health.
- * *Building Department:* N/A
- * *Fire Department:* OK
- * *Gordon County School System:* N/A
- * *Road Department or Georgia Dept. of Transportation:* Driveway permit is required prior to construction.
- * *Water & Sewer (City of Calhoun):* This property is served by a 2" water line. No city sewer in this area.
- * *Zoning Division:* A Notice of Public Hearing has been properly advertised in the local newspaper, zoning application fees have been paid and Applicant has been advised to post a Notice of Public Hearing on the subject property.

Planning Staff Findings & Recommendations

The following standards from Section 10.03.0212.6 of the Gordon County Unified Land Development Code (ULDC), in addition to the Departmental Reviews above, have been considered in the findings and recommendations of the planning staff:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Subject property is surrounded by primarily agricultural land, with some residential use. Surrounding residences were replaced and rebuilt from the seventies, all located on the same tract of land.

2. Whether the proposed zoning will adversely affect the existing use of usability of adjacent of nearby property.

The proposed zoning will not adversely affect the existing use of usability of adjacent or nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject property exceeds the minimum lot size requirement for A-1 zoning and has the potential to be developed accordingly.

4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning will generate additional vehicular traffic.

5. Whether the zoning proposal is in conformity with the policy and intent of the Future Development Map and Comprehensive Plan.

The subject property is classified as Rural/Agricultural Reserve on the Gordon County Future Development Map. This classification supports land uses intended for agricultural, low-intensity single-family residential and passive recreation. The proposed zoning is consistent with the Future Development Map.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproved of the zoning proposal.

The proposed zoning will consistent with the surrounding development pattern.

Planning Staff's Recommendation:

The rezoning request identified as Application #Z16-24 is recommended for approval.

This report is a part of the official record of the subject application

5. Rural Crossroads (con't.)

Quality Community Objectives

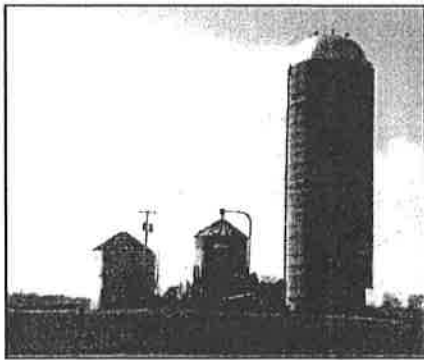
- Sense of Place
- Regional Identity

Implementation Strategies

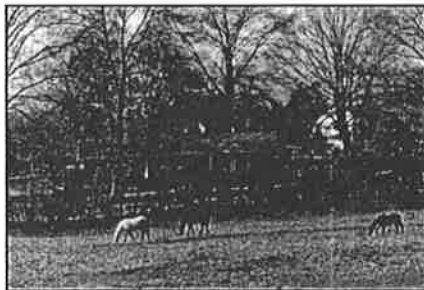
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary



6. Rural/Agricultural Reserve



Agriculture, a traditional industry in the County, contributes to the rural nature of this character area



The existing development pattern of large lots and open space should be maintained



Tree canopies are valuable contributions to scenic views and the rural character of the area

The Rural/Agricultural Reserve character area is widespread throughout Gordon County. The character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. Lack of sewer infrastructure is common, which makes higher density development unsuitable. An exception is clustering of homes to preserve significant amounts of open space. "Conservation subdivisions" may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for lower density residential neighborhoods.

Development Pattern

The development pattern should seek to:

- Protect farmland, open space, and environmentally-sensitive areas by maintaining large lot sizes
- Preserve economic function of agriculture, livestock and forestry in Gordon County
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Connect new conservation subdivisions to a County-wide network of greenways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Preserve rural character, viewsheds, and natural features/resources
- Allow unpaved roads and shared driveways that provide access from a public road for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading



6. Rural/Agricultural Reserve (con't.)

Development Pattern (con't).

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

Primary Land Uses

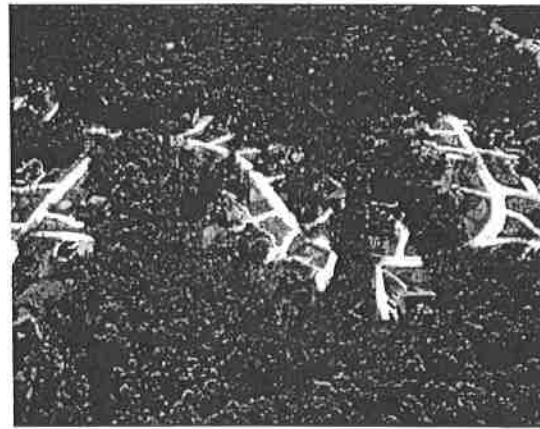
- Agricultural
- Low-intensity single-family residential
- Passive recreation

Quality Community Objectives

- Sense of Place
- Open Space Preservation
- Environmental Protection

Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



An example of a conservation subdivision, which maximizes and protects existing green space/trees
Source: Georgia Stormwater Management Manual

7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.



216-24

Recorded 08/03/2004 10:15A
Georgia Transfer Tax Paid : \$0.00
Deed Doc: ESTD
Rept # 21002

LEWIS COUCH
Clerk Superior Court, GORDON County, Ga.
Bk 01100 Pg 0303-0304

FO4-7728

EXECUTOR'S DEED

GEORGIA, COUNTY OF GORDON.

THIS INDENTURE, made this the *3rd* day of August, 2004 between Hughey Wayne Greeson , the Executor of the Last Will and Testament of Hubert Wayne Greeson, late of said County, Party of the First Part, and Hughey Wayne Greeson and Sandra Greeson of the State of Georgia, as Party of the Second Part,

WITNESSETH:

That the said party of the first part, by virtue of the power and authority vested in him by said Will which has been duly probated and recorded in said County:

Now therefore, the said party of the first part, by the authority of said will, has granted, bargained, sold and conveyed and hereby does grant, bargain, sell and convey unto the said parties of the second part their heirs and assigns, the following described tract or parcel of land.

All that tract or parcel of land lying and being in the 14th District and 3rd Section of Gordon County, Georgia and being more particularly described as follows:

TRACT # 1: Containing 105 acres, more or less, in Land Lot 150 being all of said lot lying East of the Oostanaula River; also 3 acre, more or less off of Land Lots 138 and 139 and being all of said lots lying South of the Oostanaula River.

TRACT # 2: Containing 50 acres, more or less, in Land Lot 176 and

CONTINUED

being all of said Land Lot No. 176 lying East of the Oostanaula River.

There being excepted from above described property seven (7) acres heretofore sold to W. C. Greeson by Hubert Wayne Greeson. The tract conveyed containing 146 acres.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances thereunto belonging, or in any wise appertaining to parties of the second part's own proper use, benefit and behoof forever, in as full and as ample a manner as the same was possessed or enjoyed by the said Hubert Wayne Greeson, deceased, in his lifetime.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

Hughey Wayne Greeson (SEAL)
Hughey Wayne Greeson, Executor of the
Last Will and Testament of Hubert Wayne
Greeson

Signed, sealed and delivered
in the presence of:

Quincy Lee
Don Boney **SEAL AFFIXED**
Notary Public,
County of Gordon
My Commission Expires: 9/22/05

FILED & RECORDED 8-3-04 LEWIS COUCH, CSC

DEPARTMENT REVIEW - ENVIRONMENTAL HEALTH

Application # Z16-24 Greerson A-1 to R-1

Date: 10/17/16

Reviewed by: Christy Blair

Environmental Health

Comments, recommendations, or any condition of approval to serve proposed rezoning or variance with Environmental Health:

No issues w/ EH.

DEPARTMENTAL REVIEW - FIRE DEPARTMENT

Application # Z16-24 Greerson A-1 to R-1

Date: 10/17/16

Reviewed by: JOEY JORDAN

FIRE DEPARTMENT

Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Fire Department services:

O.K.
J. St. J. Jordan
10/20/16

DEPARTMENTAL REVIEW - ROAD DEPARTMENT

Application # 216-24 Greelson A-1 to R-1

Date: 10/17/16

Reviewed by: Barry Hice

ROAD DEPARTMENT

Comments, recommendation, or any condition of approval to serve proposed rezoning or variance with Road Department services:

A DRIVEWAY PERMIT IS REQUIRED
PRIOR TO CONSTRUCTION

CITY OF CALHOUN
WATER AND SEWER DEPARTMENTAL REVIEW

APPLICATION NUMBER: Z16-24
APPLICATION NAME: HUGH GREESON
TYPE OF ZONING: A-1 TO R-1
DATE: 10/19/2016
REVIEWED BY: MARK WILLIAMSON

WATER COMMENTS:

THIS PROPERTY IS SERVED BY A 2" WATER LINE.

SEWER COMMENTS:

NO CITY SEWER SERVICE IN THIS AREA.

THE INFORMATION IN THIS REPORT WAS OBTAINED USING MAPS AND RECORDS THAT MAY NOT BE ENTIRELY ACCURATE. THIS INFORMATION CANNOT BE CONSIDERED ACCURATE UNTIL A FEILD SURVEY HAS BEEN COMPLETED.